



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

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Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

### South End Landmark District Commission Public Hearing Minutes

Boston City Hall, Fifth Floor, Piemonte Room  
Boston, Massachusetts, 02201

**April 3, 2018**

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#### **Design Review Hearing**

**Commissioners Present:** John Amodeo, John Freeman, Peter Sanborn, Diana Parcon, Catherine Hunt

**Staff Present:** Joseph Cornish, Director of Design Review; Nicholas Armata; Preservation Planner;

**5:44 PM** Commissioner Amodeo called the public hearing to order.

18.750 SE     595 Harrison Avenue

Representative: Peter Scolaro, ABCD, Inc.

Proposed Work: Continuation of violation heard on 3/6/2018 regarding the ratification of an unapproved access ramp.

The applicant started the hearing by presenting the details of the proposed screening that was recommended by the Commission during the violation hearing on 3/6/2018. The applicant also discussed the railing (black) and ramp (brick red) colors.

The Commission was satisfied with the proposal and motioned to approve the application as submitted. The Commission did note that the plantings must be maintained, and that any die-off or other damage will be repaired promptly. A failure to do so will result in a violation.

There was no public comment.

In conclusion the application was approved as submitted. Catherine Hunt initiated the motion and Diana Parcon seconded the motion. The vote was 3-0 (JF, CH, DP). John Amadeo was not present.

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18.975 SE 171 Warren Avenue

Proposed Work: Ratification of unapproved window installation.

Representatives: Todd Langer, Kelly's Property Services

The applicant started the presentation by explaining the situation that led to the violation. The applicant was unaware of the design standards of the district, specifically because he was awarded his building permit.

The Commissioners explained that the pane configuration has to be 1 over 1 on the sides of bay windows and 2 over 2 for the larger windows. The Commissioners also mentioned that the brick mold must match the historic brick mold, the jamb liners need to be dark and that a solution to the issue would be replacing the sash, the frame may stay in place. Simulated divided light

There was no public testimony.

In conclusion the application was approved with the provisos that the windows be 2 over 2 at the front of the bay and 1 over 1 on the sides. The windows may be simulated divided light. John Freeman initiated the motion and Catherine Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, and DP).

18.729 SE 685 Tremont Street, South End Library Park

Representatives: Lauren Bryant, Brandon Kunkel, Boston Parks & Recreation

Proposed Work: Continuation of application heard on 1/2/2018 regarding the replacement of the park hardscapes.

The representative began by discussing the original proposal for the park and detailing the concerns that the Commission had at the previous hearing, including ADA compliance, maintenance and the flow of pedestrian traffic in the park. The new design was created to accommodate the recommendations. The changes were also brought to the community and stakeholders, who were in favor.

A letter from the public was read during the public comment section of the presentation, concerned about the upkeep of the park and community engagement for plans.

The new proposal included changes to the pavement but did not include blue stone due to budgetary issues, the pavement was also reconfigured to allow for greater groundwater recharging, and placement away from existing tree roots. The Commission took some concern over the concrete surface, considering blue stone and brick were the standard within the district. The Commission discussed methods that could be taken to break up the monotone color of the ground cover with cement coloring, scoring, or pavers, if cost prohibitive; the budget was only (\$150,000). The Commission was satisfied with the changes proposed by the applicant.

In conclusion the application was approved with provisos that there is some attempt to integrate pavers into the park surface, if cost will allow. John Freeman initiated the motion of approval and Catherine Hunt seconded the motion. The vote was 4-0 (JA, JF, CH, DP).

18.990 SE     231 Northampton Street

Representative: Thomas J. Geraghty, Geraghty Generational Real Estate LLC.

Proposed Work: Install new fence at front garden.

The applicant presented photographs of the existing conditions of the front fenced area and the proposed fence. The applicant also showed other fences in the area in which he would like to model his after.

The Commission indicated that the proposed fence is not in line with the guidelines of the district and that the elements should be cast iron.

There was no public comment.

In conclusion the application was approved with the provisos that the new fence will be sent to staff for final approval. John Freeman initiated the motion and Diane Parcon seconded the motion. The vote was 4-0 (JA, JF, CH, and DP).

18.1003 SE     446 Shawmut Ave

Representatives: Brian O'Neill, Viola Roofing

Proposed Work: At rear façade, construct new roof deck in place of existing deck.

The applicant presented existing conditions photographs and drawings as well as the renderings for the proposed improvements and renovations.

The Commission discussed the appropriateness of the roof deck due to the visibility on the second floor of an ell. Commissioner John Amodeo indicated the appropriateness of the district because historically the tops of these additions were used as dry decks for clothing. These decks were exclusively made from horizontal wood boards.

The Commissioners discussed materials that could be used, and prohibited any composite materials from being visible from the street. Additionally, the wood must be painted a dark color.

During the public comment section, Steve Fox of the South End neighborhood association asked if the railing could be metal instead of wood. The Commissioners answered that they could not because the approval of the design is based on the replication of a "dry deck" historic feature, which were wood. This feature would not be approvable in another location on the home.

In conclusion the application was approved with the provisos that the railing design be submitted to staff for final approval. John Freeman initiated the motion and Catherine Hunt seconded the motion. The vote was the vote was 4-0 (JA, JF, CH, DP).

18.1008 SE    Rutland Square

Representatives: John Monacelli, Boston Transportation Dept.

Proposed Work: Install and/or relocate bicycle racks at the following locations:

- Rutland Sq. and Columbus Ave.
- West Rutland Sq. and Titus Sparrow Park Ct.
- West Rutland Sq. and Titus Sparrow Park Gardens.

The representative presented the plans for the installation for the bike racks, including the existing conditions of the proposed locations. Each of these properties has demonstrated a need for bike racks due to a number of bikes being improperly chained to streetscape elements seen throughout the district.

The Commission discussed the placement of each of the bike rack locations, communicating to the applicant that the racks, and bikes that will be tied to them, will not block pedestrian traffic. The Commission also discussed why there were so few bike racks being installed at these locations, seeing that there is a larger demand based on the existing conditions photos there should be significantly more.

During the public comment section, Steve Fox of the neighborhood association indicated that there was a need for more bike racks. Many park visitors were chaining their bikes to a privately owned fence.

In conclusion the application was approved with the provisos that the racks be positioned in a configuration that would allow for the installation of additional bikes in the future. All of the locations are to be remanded to staff for final approval. Catherine Hunt initiated the motion and Diana Parcon seconded the motion. The vote was the vote was 4-0 (JA, JF, CH, and DP).

18.1033 SE    198-202 Warren Avenue

Representative: Derek Rubinoff

Proposed Work: Restore existing non-historic first floor façade to resemble the original configuration. Install all new windows on the front façade.

The applicant started his presentation by displaying the existing conditions of the property, followed by the proposed alterations of the property. The proposal consisted of installing full size windows at the first level of the property, which is currently condominiums, all new windows that are historically accurate are to be installed at the front façade of the structure, new lighting and historically accurate paint is to be applied to the existing lintels, transoms and stone work.

The Commissioners discussed the appropriateness of the windows on the first level. Since the age and historic use of the building are unknown, it is difficult to determine what a historically accurate restoration would be. The lighting proposed for the property should be of modern design considering the period of historical significance did not have lighting. The Commissioners decided that since there was no record of the use for the ground floor, the windows proposed are approvable, but the massing must be broken up.

The metal and the stonework were discussed in detail because the materials and condition were unknown. The Commission decided that the applicant must investigate these elements to determine a suitable scope of work. All original metal work is to remain.

There was no public comment.

In conclusion the application was approved with the following provisos:

- Stone at 1<sup>st</sup> floor and upper stories must be researched to determine if it can be cleaned to match upper sills/windows and/or painted. If the lower stone is dark and the upper floors are light they should remain unmatched.
- All windows should follow district standards; follow a 7/8<sup>th</sup> muntin profile; JB Sash standard.
- The ground floor windows must have a 6/8<sup>th</sup> mullian between the windows.
- Lighting should be approved as submitted.
- Brickwork can be completed in kind but should be toothed at the edges to integrate into historic façade.
- A separate application for the repointing must be submitted.

John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was the vote was 4-0 (JA, JF, CH, DP).

18.1029 SE     33 Traveler Street

Representative: Peter Cooke, T-Mobile NE LLC

Proposed Work: Modify and relocate two existing rooftop and façade-mounted antenna arrays. Install one additional roof-mounted antenna array.

The applicant presented the locations of several new and replacement cellphone antennas within the protection area of the district. The need for the new antennas is a result in increased traffic in the area and the blocking of the existing antennas by new construction.

There was no public comment.

In conclusion the application was approved with the provisos that the antennas be painted to match the background that they are attached to. John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was the vote was 4-0 (JA, JF, CH, DP).

18.1032 SE 40 Berkeley Street

Representative: David Snell, PCA

Proposed Work: Restore entry and canopy to original condition, add signage and flag to canopy.

The representative started their presentation by summarizing the work completed (and approved) on the property thus far, along with the new proposal for the signage, renovations to the front canopy and a flag at the top of the canopy. The Commission discussed the lighting of the signage on the canopy, the position of the flag; whether it will be façade mounted or straight up and down.

In conclusion the application was approved as submitted John Freeman initiated the motion and Diana Parcon seconded the motion. The vote was the vote was 4-0 (JA, JF, CH, DP).

**Advisory Review**

40 Berkeley Street

Representative: David Snell, PCA

Proposed Work: Construct new signage on building roof.

During the advisory review, the applicant discussed the option of adding rooftop signage to the property. That would be similar to signage on top of the Union Oyster House, Boston Symphony Orchestra and the Boston Warf Company. This style signage was needed for hotel visibility within the district. The Commission indicated that the signage style that is proposed is not within the standards of the district and would likely not be permitted as demonstrated.

**Administrative Review/Approval**

Work that staff reviewed (conforms to standards and criteria) for administrative approval:

- 18.1015 SE 79 Appleton St. Repair front steps in kind and paint to match historic color.
- 18.1014 SE 91 Appleton St. Unit A: Remove and repair deteriorated bricks on stoop sidewall in kind.
- 18.1013 SE 22 Claremont Pk.: At front façade repoint brick and repair sills, lintels, and steps including sidewalls in kind.
- 18.932 SE 521 Columbus Ave: At front façade repair damaged area of brownstone in kind.
- 18.996 SE 546 Columbus Ave: At front façade, replace 10 non-historic vinyl windows with JB Proper Bostonian true divided lite 2/2. Paint windows green to match existing.
- 18.1025 SE 36 Dwight St: At front façade, repoint brick in kind. Replace existing vinyl windows with 2/2 wood windows. Restore existing historic door.
- 18.983 SE 81 East Brookline St.: Dismantle and rebuild existing front stoop in kind
- 18.1002 SE 19 Father Francis Gilday St. Unit 7M: At front façade replace 8 aluminum clad windows on seventh floor with 8 wood, double hung 1/1 windows.
- 18.980 SE 47 Milford St: At front facade replace third and fourth floor non-historic windows (6) with double hung replacement windows.

- 18.990 SE      231 Northampton St: At front façade repairs to sills and masonry corbelling above oriel in kind. Replace non-historic 2/2 aluminum windows with 2/2 wood windows (*See also Design Review Hearing work above*).
- 18.1020 SE      8 Rutland Sq.: At front façade repoint brick, replace 12 non-historic 2/2 aluminum windows with wood 2/2. Replace brick mold in kind.
- 18.943 SE      585 Tremont St: At front façade repoint mortar joints in kind.
- 18.1023 SE      209 West Canton St Unit 3: At front façade, replace 3 non-historic aluminum windows with wood double hung 2/2.
- 18.1022 SE      221 West Canton St Unit 1: Replace non-historic door under front stoop with new wood door consistent with original opening.
- 18.935 SE      66 West Rutland Sq.: At front façade, repoint brick, replace 14 non-historic aluminum 2/2 windows with wood 2/2, restore existing historic front door, replace non-historic door under stoop with iron gate and wood door, repair and repaint existing fence in kind, reopen original light well, restore existing cornice in kind. (*See also Design Review Hearing work above*)
- 18.934 SE      199 West Springfield St.: At front façade repoint brick; repair stone sills and lintels in kind.

In conclusion the applications were approved as submitted. Diana Parcon initiated the motion and John Freeman seconded the motion. The vote was 4-0 (JA, JF, CH, DP).

#### **RATIFICATION OF 3/2/2018 PUBLIC HEARING MINUTES**

- The minutes were approved as submitted. Diana Parcon initiated the motion and John Freeman seconded the motion. The vote was 4-0 (JA, JF, CH, DP)

#### **STAFF UPDATES**

Preservation Month, Commissioner Nominations

**9:07 PM** Commissioner Amodeo adjourned the public hearing.